

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at 10101 Stagecoach Road from R-2, Single-Family District, to C-3, General Commercial District. (Z-9450)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the six (6)-acre property located at 10101 Stagecoach Road is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the requested C-3 zoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 6 ayes, 0 nays, 4 absent and 1 open position.</p> <p>Patsy Reese, owner of the six (6)-acre property located at 10101 Stagecoach Road, is requesting to rezone the property from R-2, Single-Family District to C-3, General Commercial District. The applicant is requesting C-3 zoning for future commercial development. The property is currently undeveloped. Some site work has been taking place on the property in anticipation of future development. An advanced grading variance was recently approved for this property by the Planning Commission (March 14, 2019). The site work includes tree clearing and filling of the property.</p>
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**BACKGROUND
CONTINUED**

The property is located in an area of mixed uses and zoning. An office use, a church development and single family residences are located to the north and northwest, with properties zoned R-2, O-3, General Office District, and PCD, Planned Commercial Development. Mixed commercial uses are located to the south on R-2 and C-3 zoned properties. Mixed commercial uses are located to the west and southwest in C-1, Neighborhood Commercial District, C-2, Shopping Center District, C-3 and PCD zonings. Undeveloped property is located to the east.

The City's Future Land Use Plan designates this property as Neighborhood Commercial (NC). The applicant has filed a land use plan amendment application to change the designation of this property to Commercial (C). The proposed Land Use Plan amendment is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial, office and residential zoning and uses along Stagecoach Road, a minor arterial roadway. There are existing C-3 zoned properties to the south at the intersection of Stagecoach Road and Otter Creek Road. C-3 zoning of this property will be in keeping with the zoning pattern along this section of Stagecoach Road, north and south of Otter Creek Road. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its September 12, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Otter Creek, Bentley Court, Wedgewood Creek and Southwest Little Rock United for Progress Neighborhood Associations were notified of the public hearing.